

## 1. Roll Call

Robert Donaldson, Vice Chairperson  
Brian Grambort  
Amy Haney, Chairperson  
David Maniet  
John Waddell

Alex Harnocz, Planner, Board Secretary  
Bryce Sylvester, Director, Planning and Development  
Allison Hennie, Urban Designer

## 2. Opening Remarks

Mr. Harnocz read the Opening Remarks into record.

## OLD BUSINESS

## ARCHITECTURAL BOARD OF REVIEW

3. **Docket No. 09-95-18**

C 14519 Detroit Avenue  
One Lakewood Place

- ( ) Approve  
( ) Deny  
( ) Defer

George Papandreou, Exec. V. P.  
Carnegie Management and Development Corp.  
27500 Detroit Road, Suite 300  
Westlake, Ohio 44145

Applicant proposes a mixed-use development consisting of approximately 180,000 square feet of commercial space, 200 multifamily units, .5 acres of public space and a structured parking solution providing at least 710 parking spaces. This item was deferred from the September, October, November, December, January and February meetings. (Page 2)

George Papandreas, Carnegie Management and Development Corp., Greg Soltis, RDL Architects, Marie Dowling, Behnke Associates were present to provide updates to the proposal. Discussion among the members, presenters and staff addressed the townhouses, apartment buildings' colors, materials, landscape plantings, porches / balconies, garages, windows, paseo, and etc. The members applauded the hard work the applicant and group had done thus far. Discussion continued with the members and staff critiquing various aspects of the proposal:

- Residential

- Interior apartment balconies are much improved with the side walls, but perhaps they can be more open toward the top of the building (column, but not solid sides).
- Ensure that the extra level of material detail on the 3<sup>rd</sup> floor of the apartment building (rendered as siding, but not clearly defined) remains.
- Design the space between buildings with the grade change in mind. Spaces adjoining drive aisles should get clerestory windows or some detail to the brickwork. Narrow spaces between buildings may need retaining walls or other treatment.
- Brackets on rear balconies are not necessary and don't successfully tie in to elements on the front. Roofs over rear balconies are likely not functional/necessary.
- Brick element in corner unit of walkups is not making sense yet. Take a second look at this.
- Screening of the paseo should be low up to the building line and then get taller as it moves into Jesse's back yard.

- Need more detail on porch lights, especially on the paseo side.
- What is material for exposed areas of garage structure?

Discussion and critique ensued regarding the plaza/commercial areas.

- Garage
  - What is material for exposed areas of garage structure?
- Commercial
  - Scale of material on the columns is off. They compete with the monolithic elements above.
  - Don't let the walls become barriers. It may make sense to pull materials off of the building for the pedestrian-level walls.
  - Civic / monumental architecture may not be the right choice for the north façade. Retailers do not want to be in a courthouse; too formal and heavy for the intended use.
  - Put a theoretical commercial sign package on the building. As presented, this arrangement would not be favorable for tenants.
  - Find a way to introduce some pedestrian scale and detail into the Marlowe façade, even if it is back-of-house. bays, reveals, etc.
  - Heavy materials make the commercial building feel grounded and squat. The corner with a higher proportion of glass should inform more of the whole building.
  - Clarify the transition between the Curtis Block and the first new building. Do these elements touch?
  - Resolve the awning into the winter garden more cleanly.
- Plaza
  - Can public restrooms fit under the dining terrace? Or storage?
  - Design intentionally for one or two core events, and let "leftover" space be passive recreation space.
  - Lifestyle centers are successful because they reverse-engineer our authentic urban experiences. We need to design and program for a small number of authentic experiences in this space and let the rest happen naturally.
  - Expand the alley ramp with "landing zones" for programming and add green space to plaza; might make more sense if re-organizing for a market type event.
  - How will jewel box be used? Does it make sense to reserve a year-round space for it, or could one or more live in the plaza during the winter months?
  - Jets should be located so that they can operate *during* most events.
  - Load-in and load-out for events is critical, but hidden element to activating a space like this.
  - Public restrooms in either winter garden or plaza will be critical to the success of event space.
  - Be mindful of wind when designing the interaction between fountain / jets and event space.
- Staff Recommendations:
  - Porch railings should be high quality material, have texture, no sheen.
  - Discuss right-of-way with City regarding on-street parking, bump-outs etc.
  - Discuss how to use hospital salvage items and/or callback elements to acknowledge history of the site.

Public comment was taken.

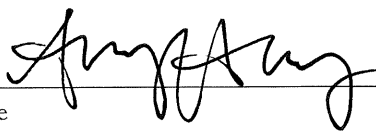
- Make the overhang more functional
- Lighting detail for the south side.
- Court interior for apartment buildings.
- Roofs of commercial buildings will be visible from the neighboring properties
- Integrate materials from Lakewood Hospital.
- Drainage of storm water; storm water management.
- ADA in liner units and walkups. Access into liner units from garage.

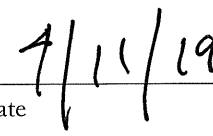
A motion was made by Ms. Haney, seconded by Mr. Donaldson to **DEFER** the item. All of the members voting yea, the motion passed.

**ADJOURN**



A motion was made by Ms. Haney, seconded by Mr. Donaldson to **ADJOURN** at 8:48 p.m. All of the members voting yea, the motion passed.

  
Signature

  
Date

*Handwritten initials*



### Oath

*(You need not give an oath if you object. If you object to giving an oath, please notify the hearing officer or secretary before signing below.)*

I, the undersigned, hereby solemnly swear that the testimony I give at this proceeding will be the truth, the whole truth and nothing but the truth:

PRINT NAME:

SIGN NAME:

1. Tristyn Smith
2. Jesse Sheehan
3. John Lyon
4. Ben Hockeney
5. Steve Sirk
6. La Adams
7. \_\_\_\_\_
8. \_\_\_\_\_
9. \_\_\_\_\_
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11. \_\_\_\_\_

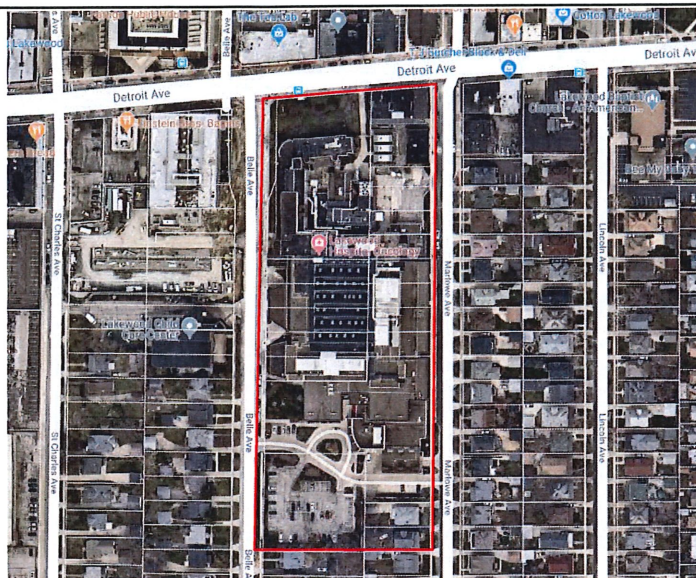
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Prepared by: The City of Lakewood Law Department, 12650 Detroit Ave., Lakewood, Ohio 44107

FOR CITY USE ONLY

Lakewood Administrative Procedure: ☒ ABR/BBS ☐ Citizens Advisory ☐ Civil Svc. ☐ Dangerous Dog ☐ Income Tax Appeals ☐ Loan Approval ☐ Nuisance Abatement Appeals ☐ Parking ☐ Planning ☐ Zoning Appeals ☐ Other:

Date of Proceeding: Wednesday, March 20, 2019  
Special Meeting



**Architectural Board of Review – Special Meeting**  
**14519 Detroit Avenue**  
**One Lakewood Place**



- 1 project overview
- 2 building + material + landscaping
- 3 plaza
- 4 lighting

# AGENDA

March 20, 2019

- 1 site plan
- 2 rendered perspectives
- 3 streetscape elevations

# PROJECT OVERVIEW

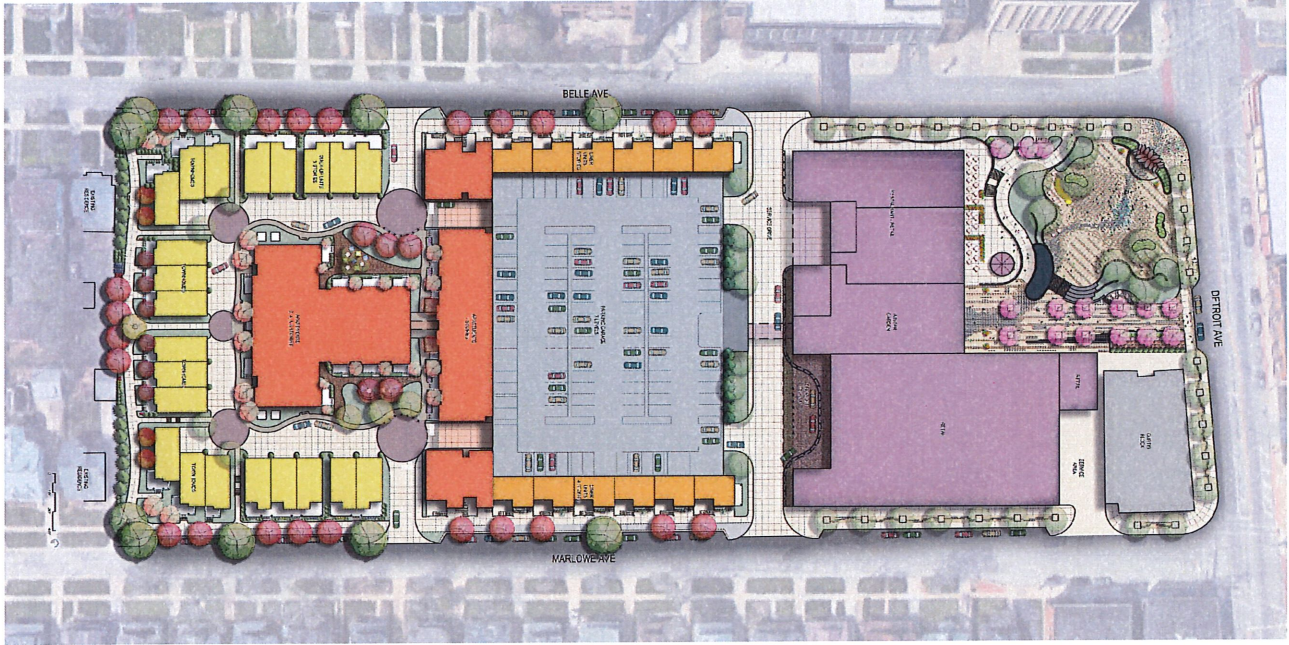


site plan one lakewood place

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



rendered perspective aerial looking north

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



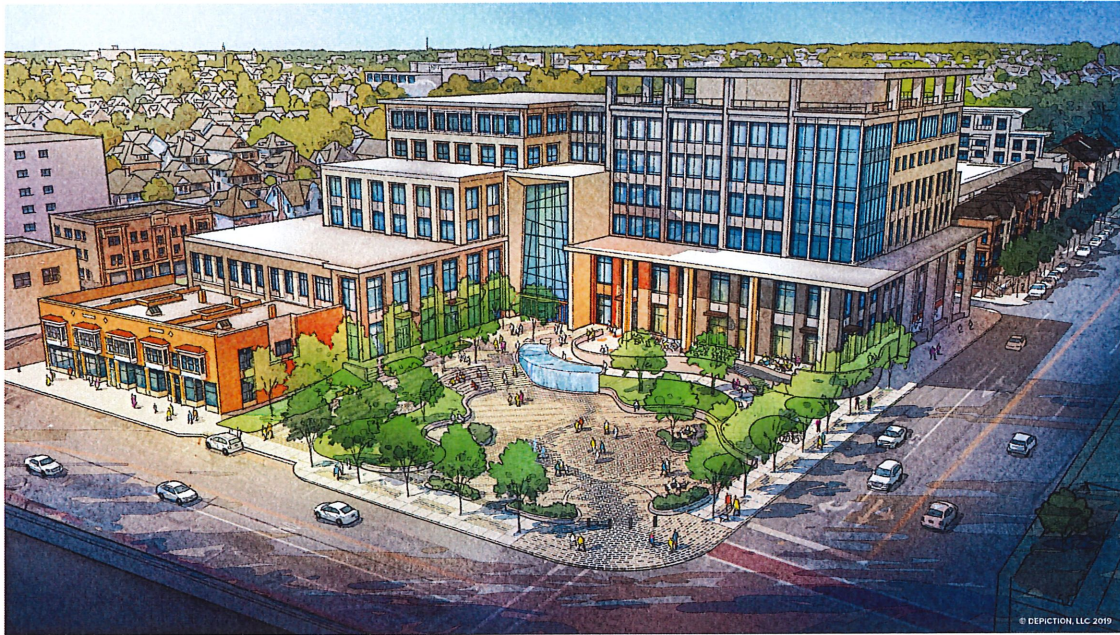


rendered perspective aerial looking south

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

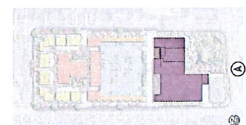


streetscape Detroit

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS





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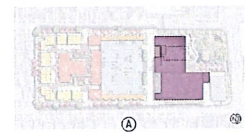
streetscape Marlowe

berhke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

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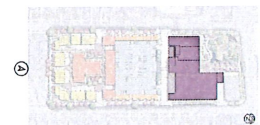
streetscape paseo

berhke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

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- 1 apartment building
- 2 liner units
- 3 walk-ups
- 4 townhomes
- 5 retail + office buildings
- 6 parking garage

# BUILDING + MATERIALS + LANDSCAPING

apartment building residential courtyard

beinke  
LANDSCAPE ARCHITECTS

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



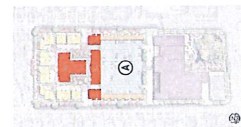


apartment building front elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS

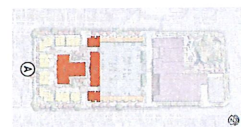


apartment building rear elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



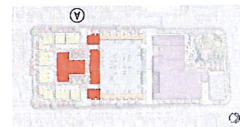


apartment building side elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS

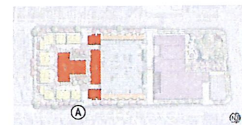


apartment building rendered Marlowe Avenue elevations

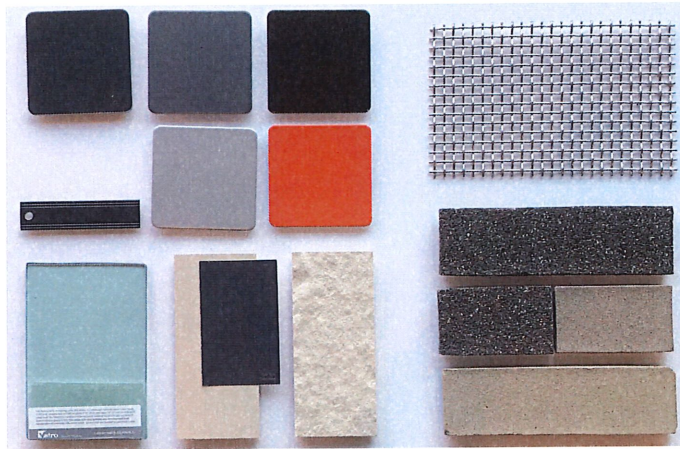
behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



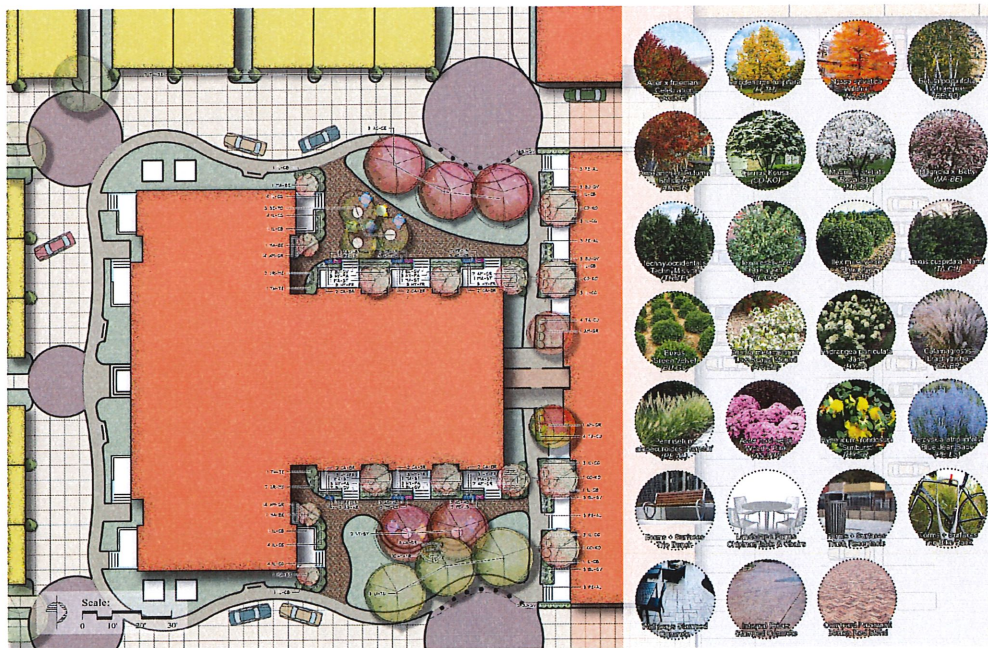




materiality exterior finish palette



elevation blowup





liner units rendered perspective

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LANDSCAPE ARCHITECTURE

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RDL  
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liner units rendered Marlowe Avenue elevations (Belle mirrored)

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LANDSCAPE ARCHITECTURE

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RDL  
ARCHITECTS





## liner unit elevations

berhke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



liner unit type 1 front elevation



liner unit type 2 front elevation



liner unit type 2 side elevation

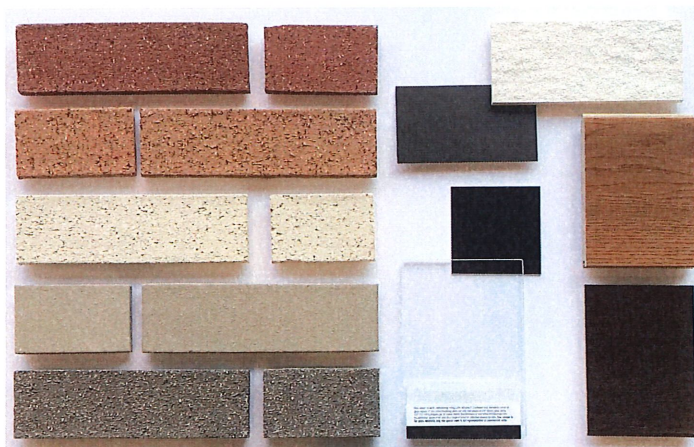


## liner units finishes

berhke  
LANDSCAPE ARCHITECTURE

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ARCHITECTS

RDL  
ARCHITECTS

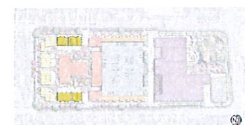


materiality exterior finish palette

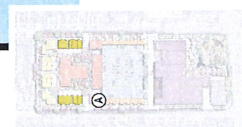
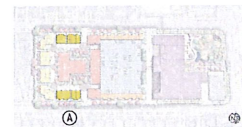


elevation blowup

**RDL**  
ARCHITECTS





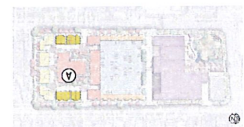


walk-ups rendered Marlowe Avenue elevations - rear

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

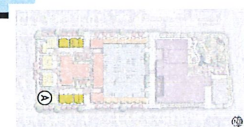


walk-ups rendered Marlowe Avenue elevations - south

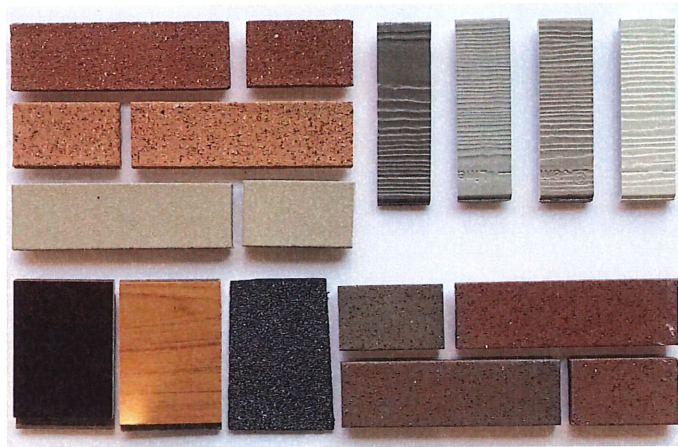
behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



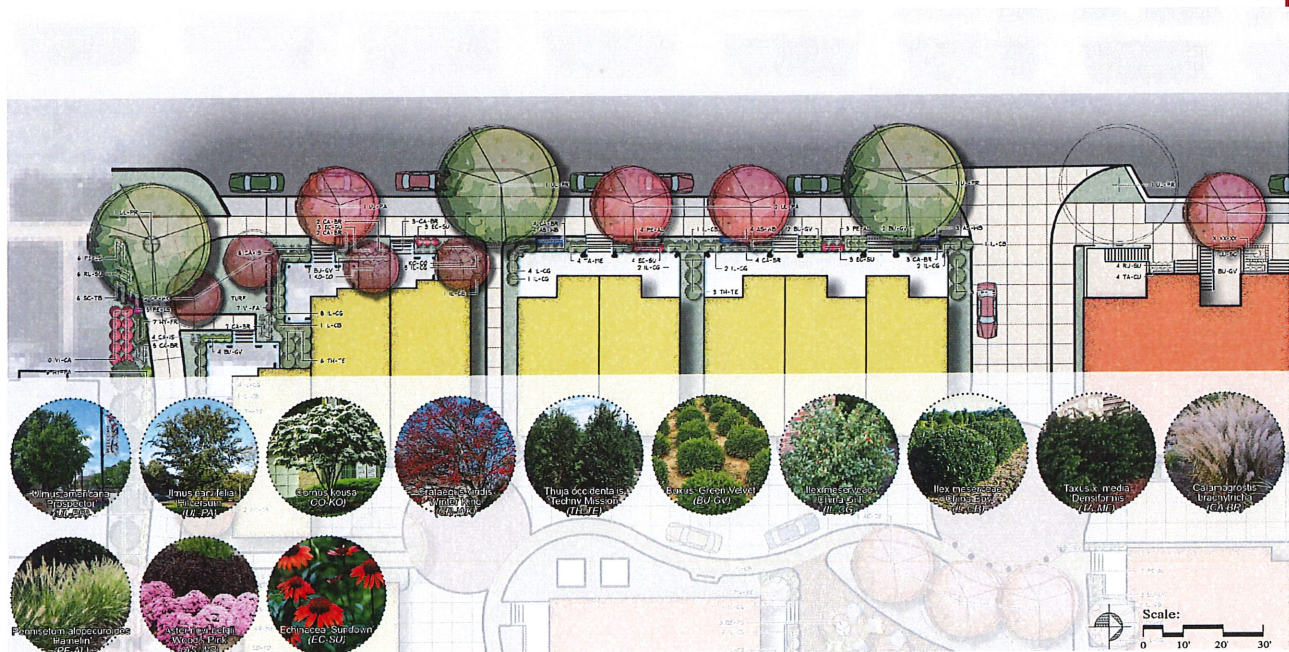




materiality exterior finish palette



elevation blowup





rendered perspective paseo

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

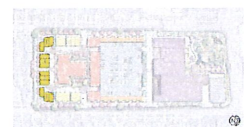


townhomes rendered perspectives

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



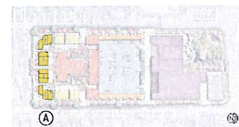


townhomes Marlowe Avenue elevations - front

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS

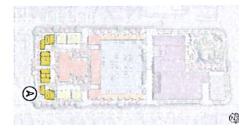


townhomes Marlowe Avenue elevations - north

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS

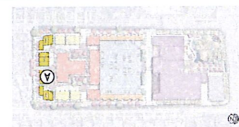


townhomes Marlowe Avenue elevations - rear

beinke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

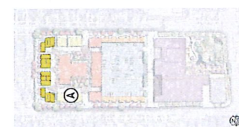


townhomes Marlowe Avenue elevations - south

beinke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



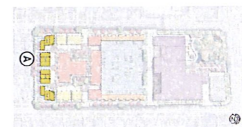


townhomes paseo elevation - front

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

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townhomes rendered paseo elevations - rear

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

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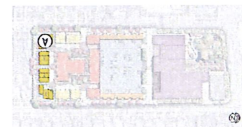
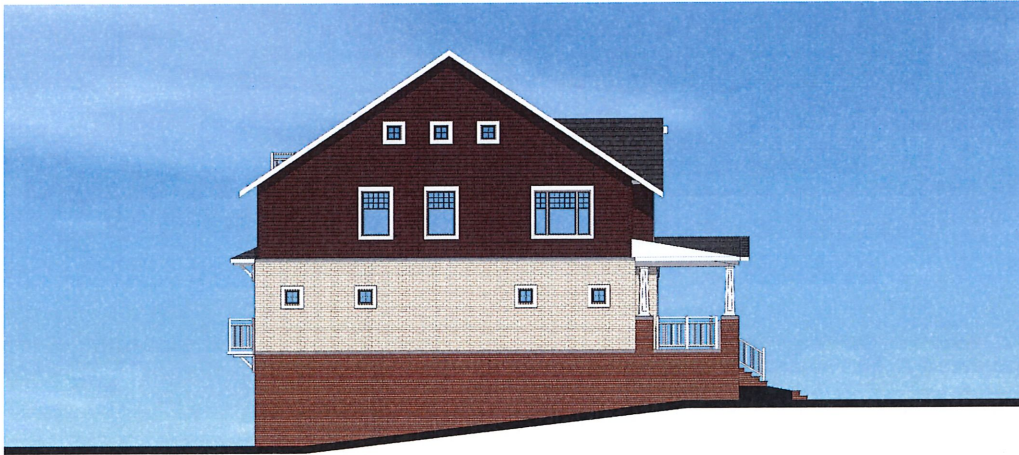


townhome paseo left elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

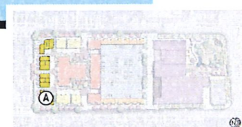


townhome paseo right elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS





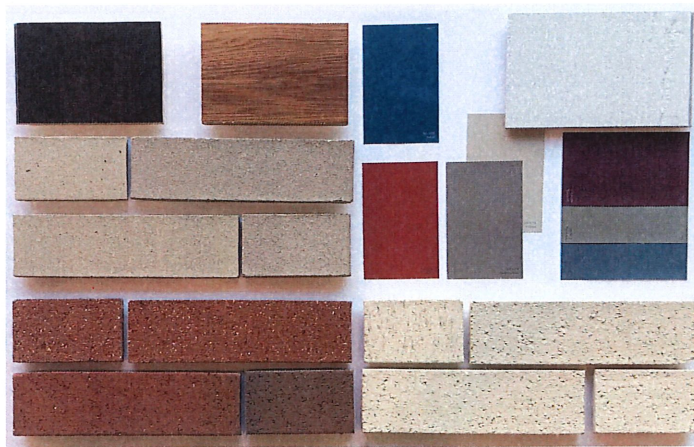
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townhome finishes

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



materiality exterior finish palette



elevation blowup

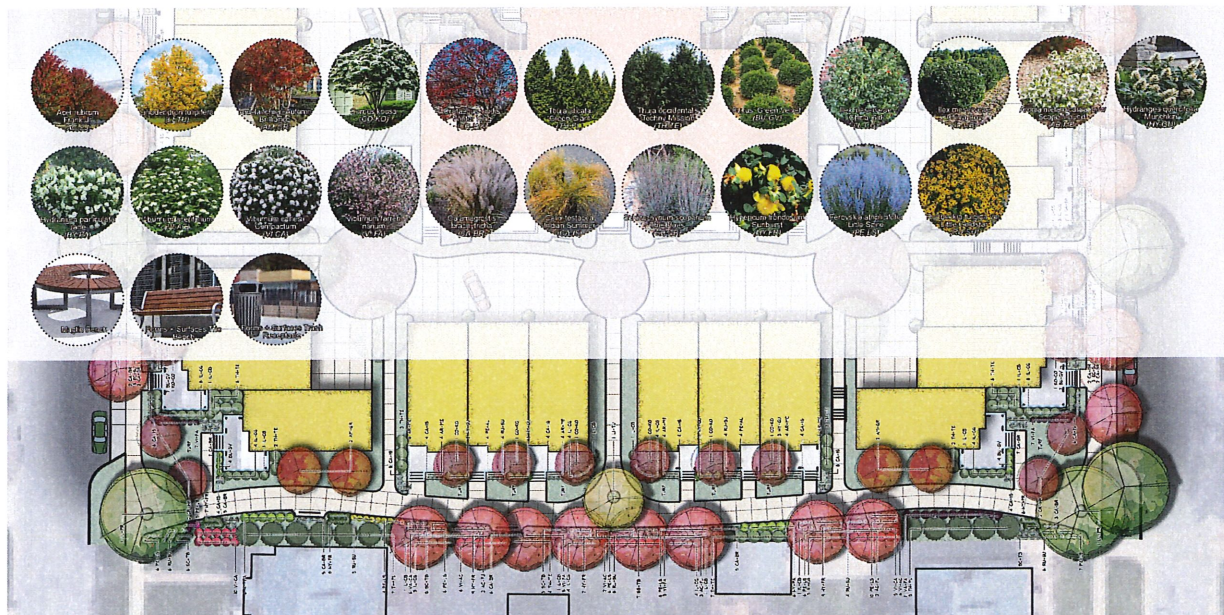
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landscaping paseo and south townhomes

behnke  
LANDSCAPE ARCHITECTURE

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ARCHITECTS





rendered perspective aerial looking south

behnke  
LANDSCAPE ARCHITECTURE

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RDL  
ARCHITECTS

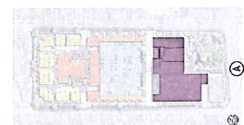
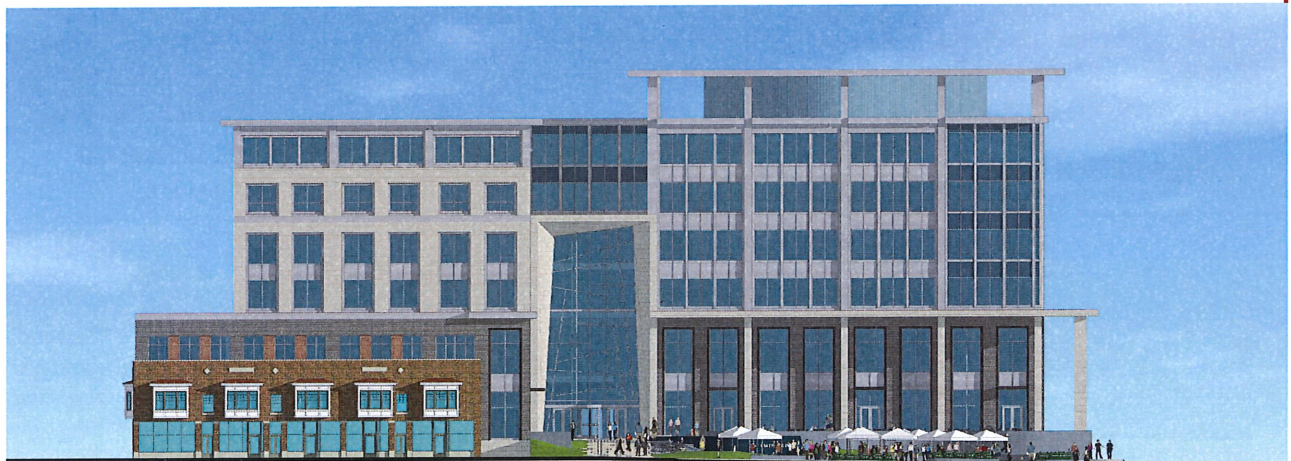


retail + office building Detroit elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



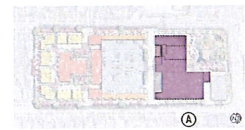


retail + office building east elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

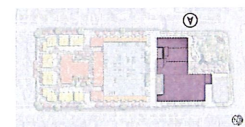


retail + office building west elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



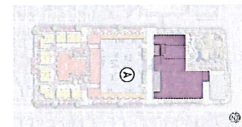


retail + office building rear elevation

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

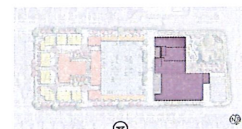


retail + office building rendered perspective

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS



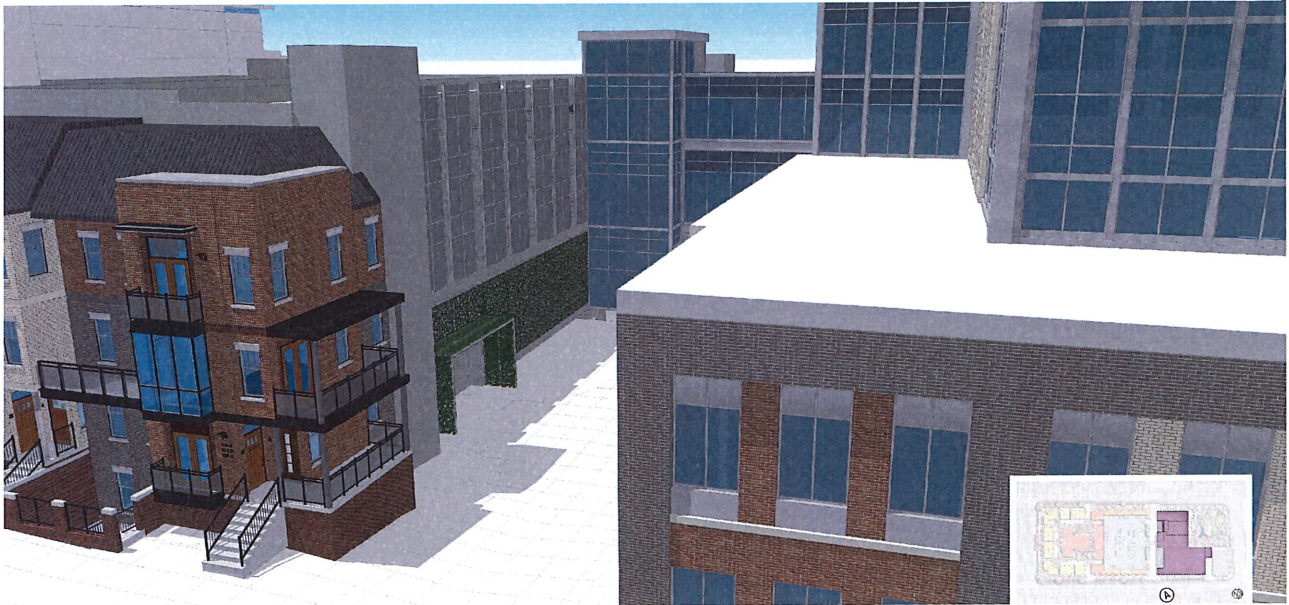


retail + office building rendered perspective

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



retail + office building rendered perspective

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

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ARCHITECTS





retail + office building rendered perspective

behnke  
LANDSCAPE ARCHITECTURE

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ARCHITECTS

RDL  
ARCHITECTS



retail + office building rendered perspective

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS





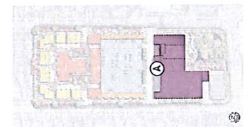
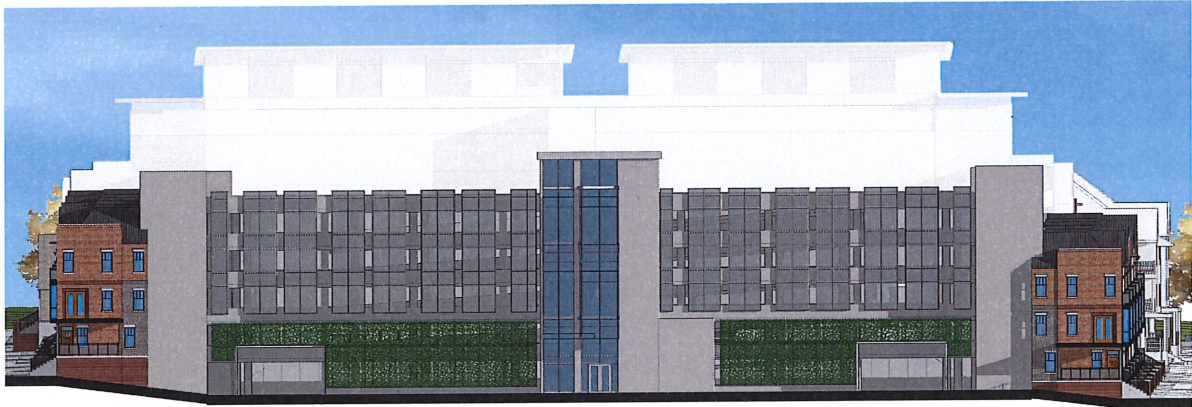
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parking garage rendered elevations

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



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retail + office building finishes

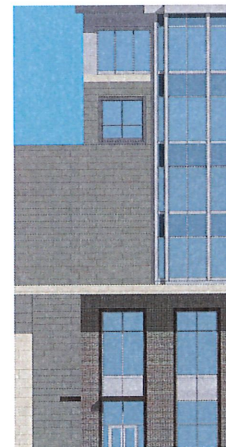
behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE

RDL  
ARCHITECTS



materiality exterior finish palette



elevation blowup

1 updated plaza design

PLAZA

1 updated plaza design

PLAZA



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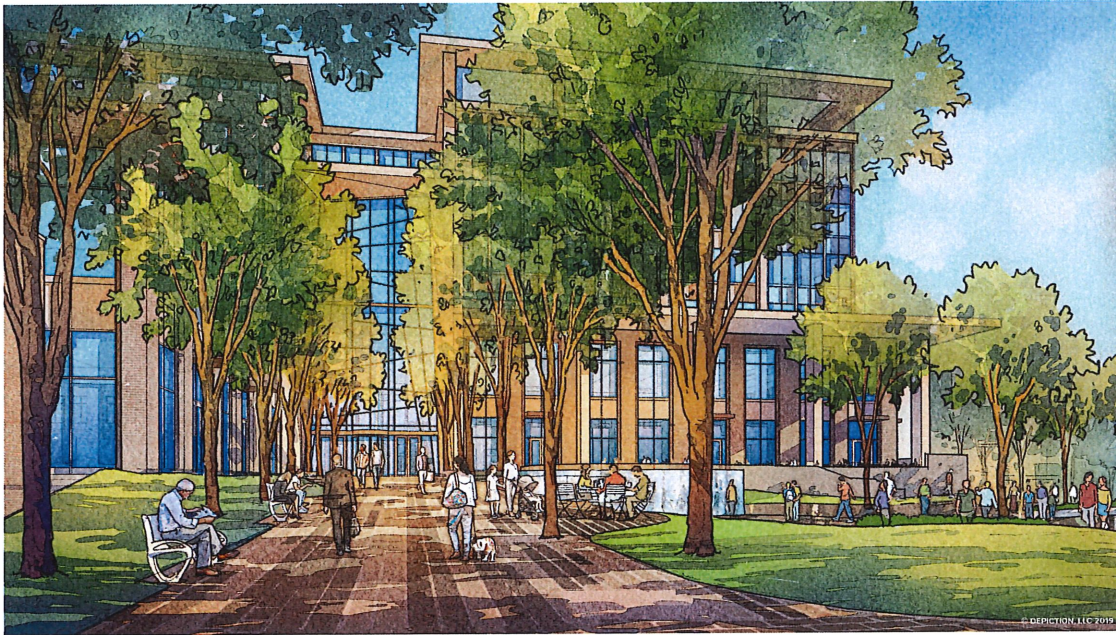


rendered perspective plaza alle

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
LIBRARY

RDL  
ARCHITECTS



plaza east and west section

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
LIBRARY

RDL  
ARCHITECTS

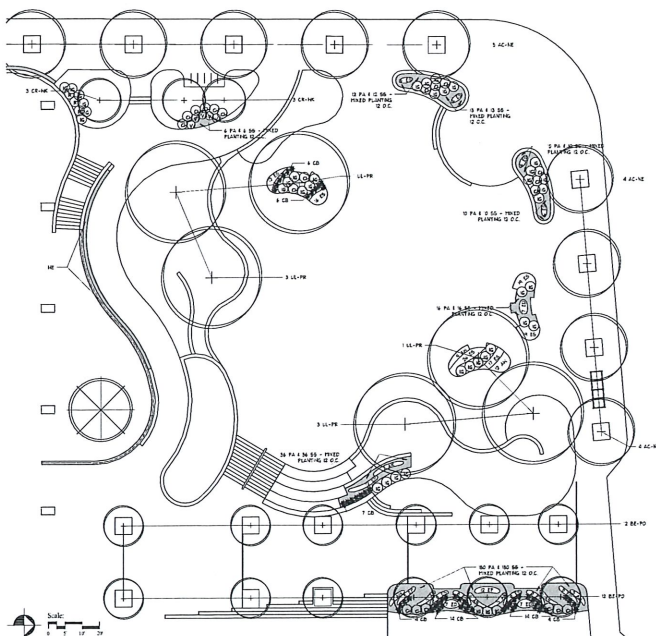













































































**RDL**  
ARCHITECTS



**RDL**  
ARCHITECTS



PROPOSED GARDEN/PLANTER				WINTERING MANAGEMENT					Risk Rating																																																																																																																																																																																																																																																																								
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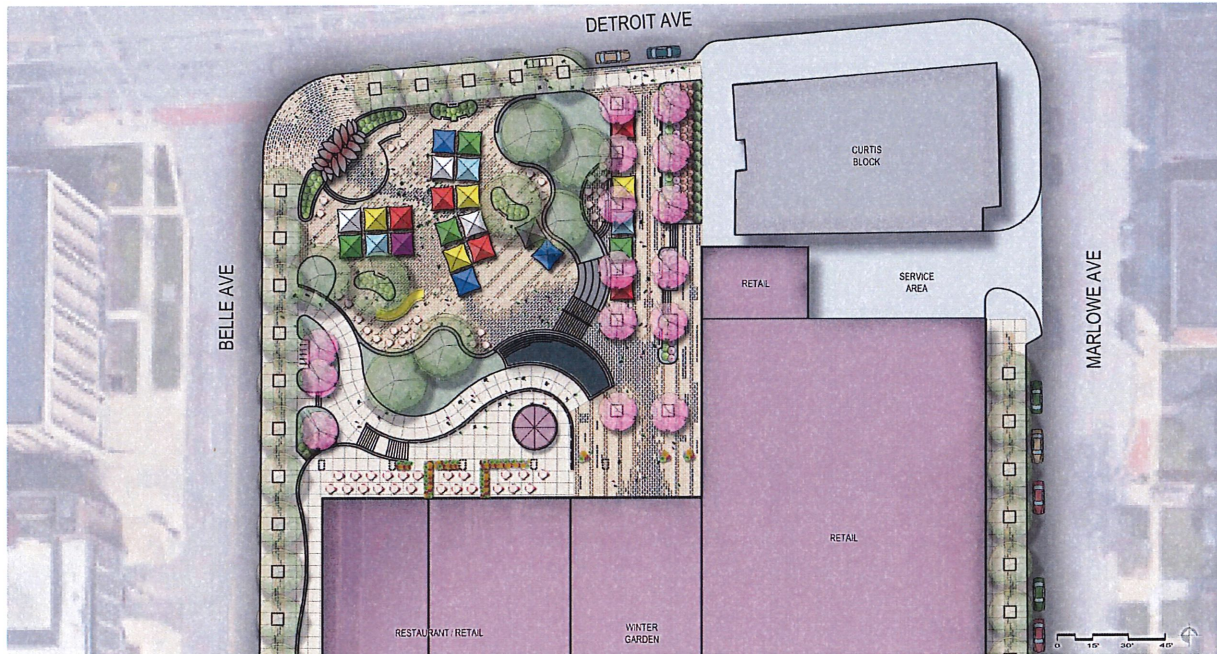


plaza plan with callouts

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
DESIGN CENTER

RDL  
ARCHITECTS



plaza activated imagery

behnke  
LANDSCAPE ARCHITECTURE

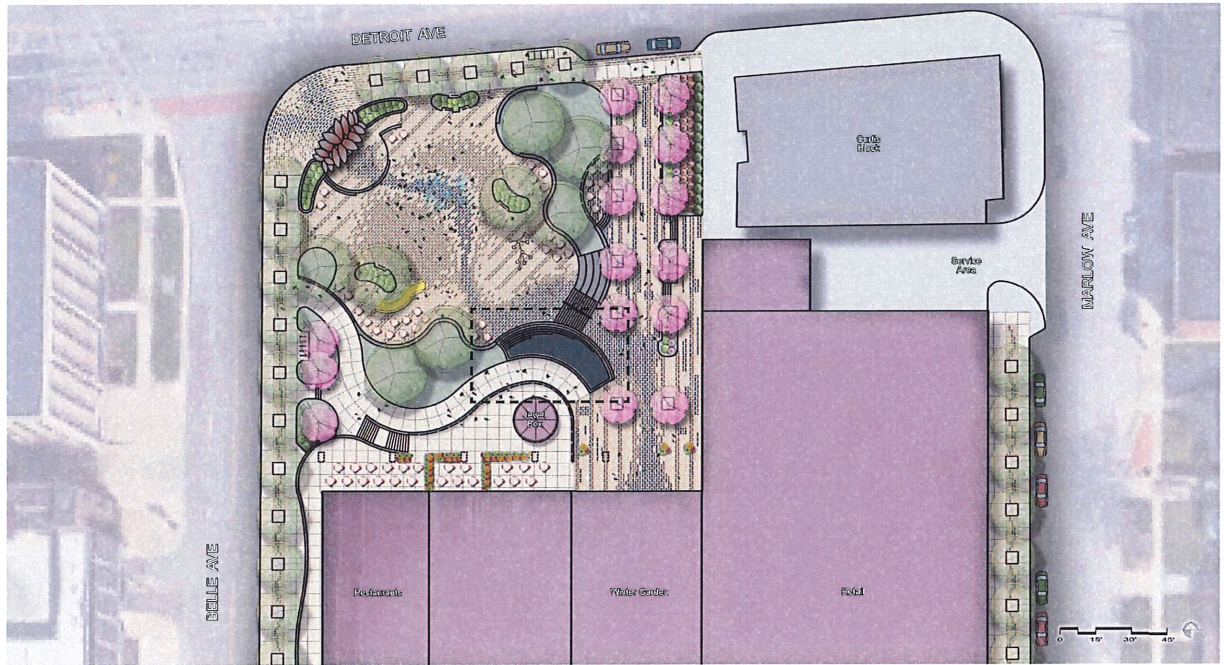
CARNEGIE  
DESIGN CENTER

RDL  
ARCHITECTS

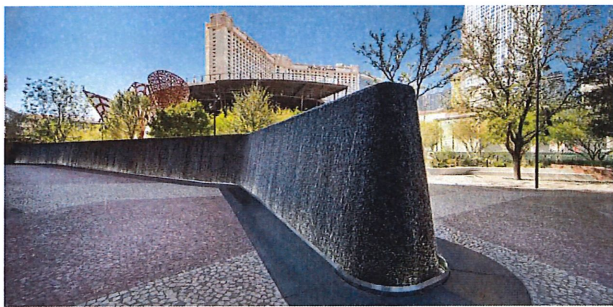




plaza plan with waterwall callout



plaza waterwall imagery



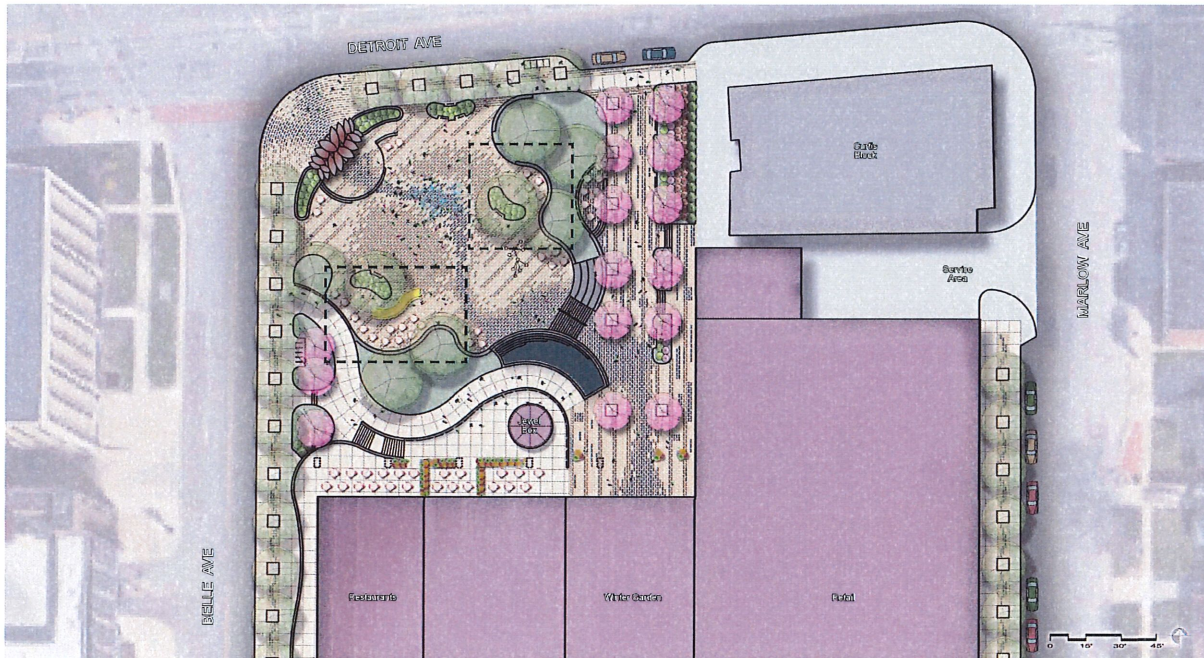


plaza plan with wall seating callout

behnke  
LANDSCAPE ARCHITECTURE

CARNEGIE  
ARCHITECTS

RDL  
ARCHITECTS

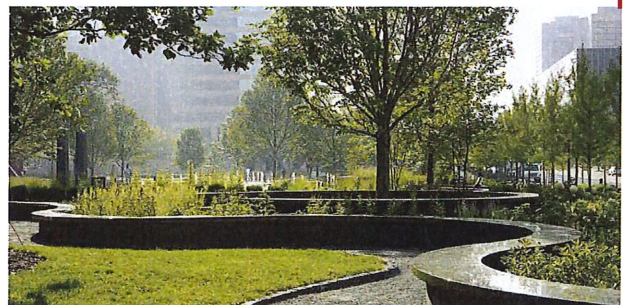
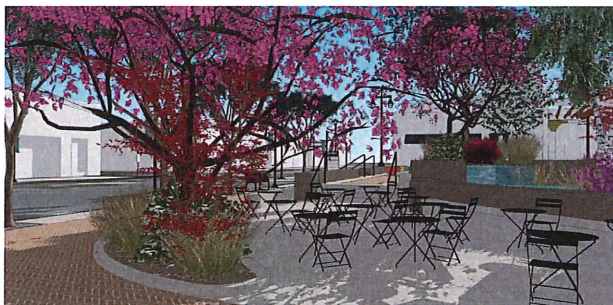


plaza wall seating imagery

behnke  
LANDSCAPE ARCHITECTURE

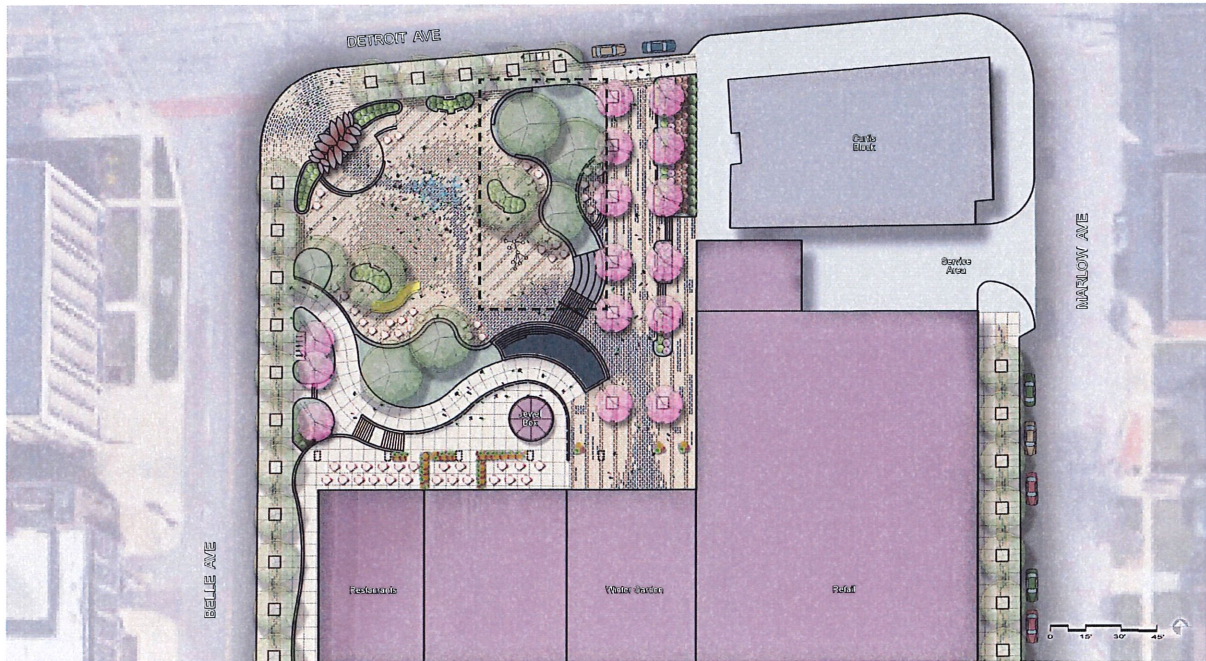
CARNEGIE  
ARCHITECTS

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plaza plan with tiered seating callout

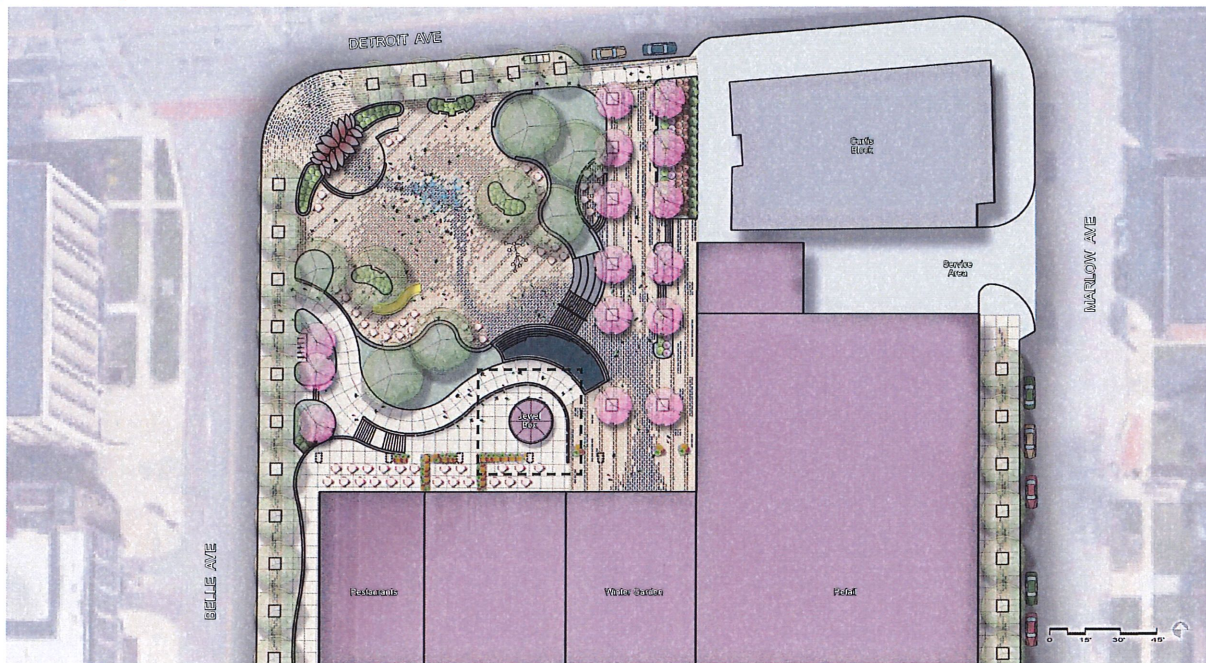


plaza tiered seating imagery





plaza plan with jewel box callout



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ARCHITECTS

plaza jewel box imagery



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ARCHITECTS

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- 1 plaza
- 2 archway
- 3 feature concepts

# LIGHTING

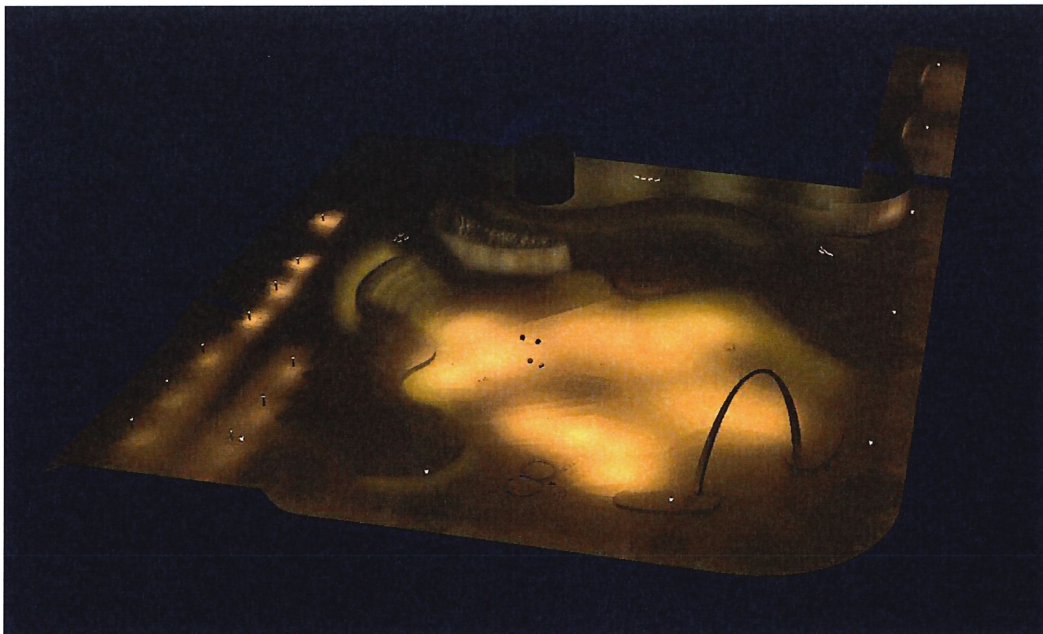
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lighting plaza

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lighting plaza

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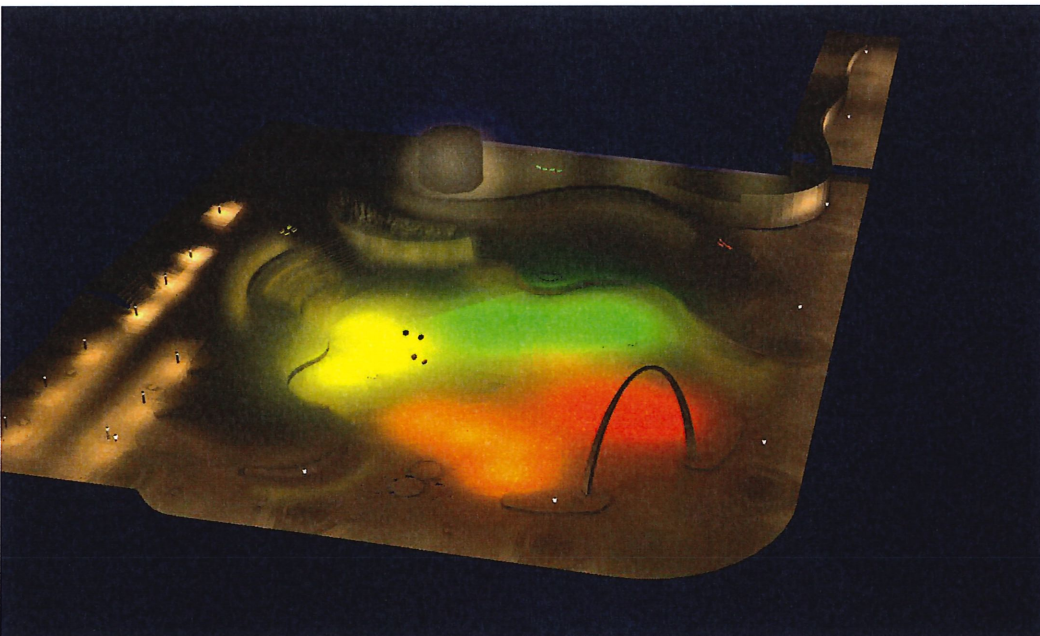
lighting plaza

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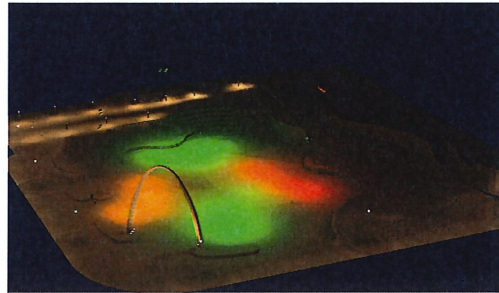
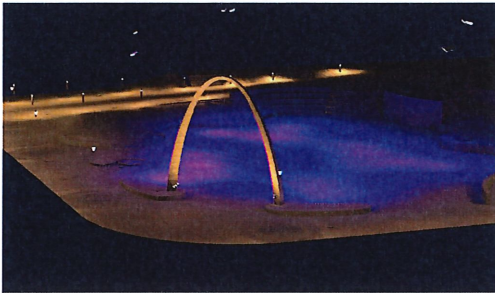
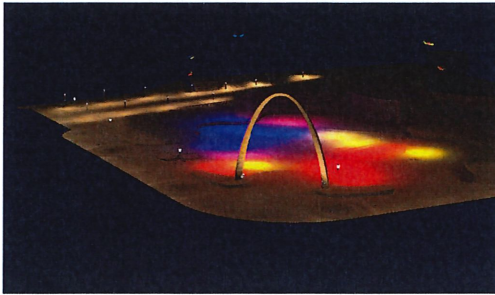
lighting plaza

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lighting archway feature

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- 1 project overview
- 2 building + material + landscaping
- 3 plaza
- 4 lighting

# AGENDA RECAP

March 20, 2019